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DATE: August 20, 2003

TO: File/Record/Applicant

FROM: Bryan Speegle, Director, Planning and Development Services Department

SUBJECT: Planning Application PA03-0063 – Site Development Permit for a temporary model home sales complex for the first sale of homes within Tracts 16387 and 16388.

Owner: Shea Homes
Agent: Dan Hosseinzadeh, Hunsaker & Associates

I. NATURE OF PROJECT:

The proposed project is a site development permit to establish a temporary model home sales complex for the first sale of homes in Tracts 16387 and 16388. The model complex is located within Tract 16387 in Planning Area 4A of the Ladera Planned Community. The project consists of three (3) model single-family homes, located on lots 2-4, and with a temporary sales office pavilion located on lots 5 within Tract 16387. The temporary parking lot is located on lots 5 and 6 and provides a total of twelve (12) off-street parking stalls, including one (1) handicapped stall. The project also includes typical signage locations, trap fencing, and a maximum of 10 pennant flags. In addition, the complex includes one temporary restroom facility adjacent to the parking lot and temporary walkways leading from the off-street parking area to the model sales office pavilion and model homes, including temporary improvements in Lot D.

The development is proposed as conventional single family residential under the Ladera Planned Community. Therefore, the subject tracts are subject to the development regulations for conventional single family residential contained within the Ladera Planned Community Program Text. Plan 3 incorporates a cantilevered window seat within the stairway that projects approximately 30 inches into the side yard setback and is considered an acceptable architectural projection, so long as minimum setbacks for projections are maintained consistent with the Ladera PC Program Text.

II. REFERENCE: (Authority for administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 7-9-136.1 "Temporary Uses and Structures", together with the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The project is Categorically Exempt (Class 3) as defined by the California Environmental Quality Act.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Bryan Speegle, Director, Planning and
Development Services Department

By: _____
Chad Brown, Chief
Site Planning and Consistency
Section

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval